

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

COMPREHENSIVE PLAN AMENDMENT



File Number: 8-B-24-PA **Related File Number:** 8-B-24-RZ
Application Filed: 5/8/2024 **Date of Revision:**
Applicant: BENJAMIN C MULLINS

PROPERTY INFORMATION

General Location: West of terminus of Grospoint Dr, east of Ebenezer Rd, south of Kingston Pk
Other Parcel Info.:
Tax ID Number: 132 036 **Jurisdiction:** County
Size of Tract: 6.58 acres
Accessibility: Access is via a 50-ft wide ingress and egress easement leading to Grospoint Drive, a local street with a 24-ft pavement width within a 58-ft right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:** 4 du/ac
Planning Sector: Southwest County **Plan Designation:** N/A
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area has a mix of office and commercial uses along with single-family and multi-family neighborhoods.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8801 GROSPPOINT DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial), RAE (Exclusive Residential), PR (Planned Residential)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services), PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes, this is an extension of the plan designations and zone districts.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: SR (Suburban Residential), HP (Hillside Protection)
Requested Plan Category: BP (Business Park), SR (Suburban Residential), HP (Hillside Protection)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the BP (Business Park) place type, as shown in Exhibit C, because it is compatible with surrounding development. The HP (Hillside Protection) area would be retained.

Staff Recomm. (Full):

Comments:

The applicant is requesting to rezone 4 acres comprising roughly the western half of the parcel to the OB (Office, Medical, and Related Services) district and PR (Planned Residential) zoning up to 4 du/ac on the remaining 3.12 acres. The OB zoning requires a place type amendment from SR (Suburban Residential) to BP (Business Park). Maps of these boundaries can be found in Exhibit C.

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current SR (Suburban Residential) place type on the subject property reflects the existing residential use of the lot and is not the result of an error in the Comprehensive Plan.
2. This request is for the BP (Business Park) place type on the western 4 acres of the lot where it abuts an existing BP-designated parcel. The remaining 3.12 acres to the east would maintain the SR place type designation.

IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:

CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):

1. This property is in the middle of an area that has seen numerous rezonings and land use amendments, including an expansion of the BP (Business Park) place type adjacent to the subject parcel in March of 2024. There is also an established office park nearby to the northwest built in the late 1990s with the BP place type designation.
2. The requested BP place type on the western 4 acres of the subject parcel is a minor extension that is compatible with changing and established land use conditions in the area.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. The subject property is in an urbanized area where utility infrastructure can be easily extended.
2. A concept and development plan for 113 single-family lots was recently approved on the abutting parcel to the south. Implementation of this residential development will require capital improvements to Ebenezer Road and its intersection with Kingston Pike in coordination with Knox County Engineering and Public Works. These improvements may also benefit the subject property, which will be required to access Ebenezer Road per the rezoning condition.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:

1. There is no new data specific to this request for the BP place type that warrants a land use amendment.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:

1. The BP place type is generally aligned with the Comprehensive Plan's Implementation Policy 2 to ensure that development is sensitive to existing community character. The BP land use is a minor

expansion of permitted land uses in this area, and it is compatible with the Hanna Place Office Park to the northwest.

Action: Approved **Meeting Date:** 10/3/2024

Details of Action:

Summary of Action: Approve the BP (Business Park) place type, as shown in Exhibit C, because it is compatible with surrounding development. The HP (Hillside Protection) area would be retained.

Date of Approval: 10/3/2024 **Date of Denial:** **Postponements:** 8/8/2024

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 11/12/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: